



Lakeside Village





Lakeside Village

1379 Town Center Drive Lakeland, FL 33803

CONTINENTAL REALTY CORPORATION



Lakeside Village

1379 TOWN CENTER DRIVE LAKELAND, FL 33803

- 381,652 retail SF in open-air mixed-use and theater-anchored center
- Mix of over 75 tenants serving residents and visitors including:
 - retail, fitness, and food & beverage offerings
 - 18 screen IMAX theater
 - second level office, over 45,000 sf
 - 4 hotels with 383 rooms (separately owned)
 - Kohl's (separately owned)
- Located in Lakeland, FL in Polk County, the second fastest growing county in the US
- Well situated between Tampa and Orlando on Polk Highway (SR-570), just 5 miles from Interstate 4
- Corporate presence: Publix headquarters, GEICO, Amazon Fulfillment Center, and Lakeland Regional Health
- Home of Florida Southern College



LAKEVILLE

POPULATION

1 Mile: 3,225

3 Mile: 56,387

5 Mile: 147,660

HOUSEHOLDS

1 Mile: 1,803

3 Mile: 34,308

5 Mile: 57,137

AVERAGE HH INCOME

1 Mile: \$112,265

3 Mile: \$91,679

5 Mile: \$88,070

ANNUAL VISITS

Foot traffic exceeds
5 million per year

PLACER.AI

DAILY TRAFFIC

26,832 VPD –
Harden BLVD

28,166 VPD –
Polk PKWY

LAND AREA

88.02 Acres

ZONING

PUD

LAKELAND, FL

4th

FASTEST GROWING
PLACES

US News & World Report

3rd

TOP BOOMTOWN
IN AMERICA

Lendingtree

3rd

TOP METRO AREAS HOME-
BUYERS ARE MOVING INTO

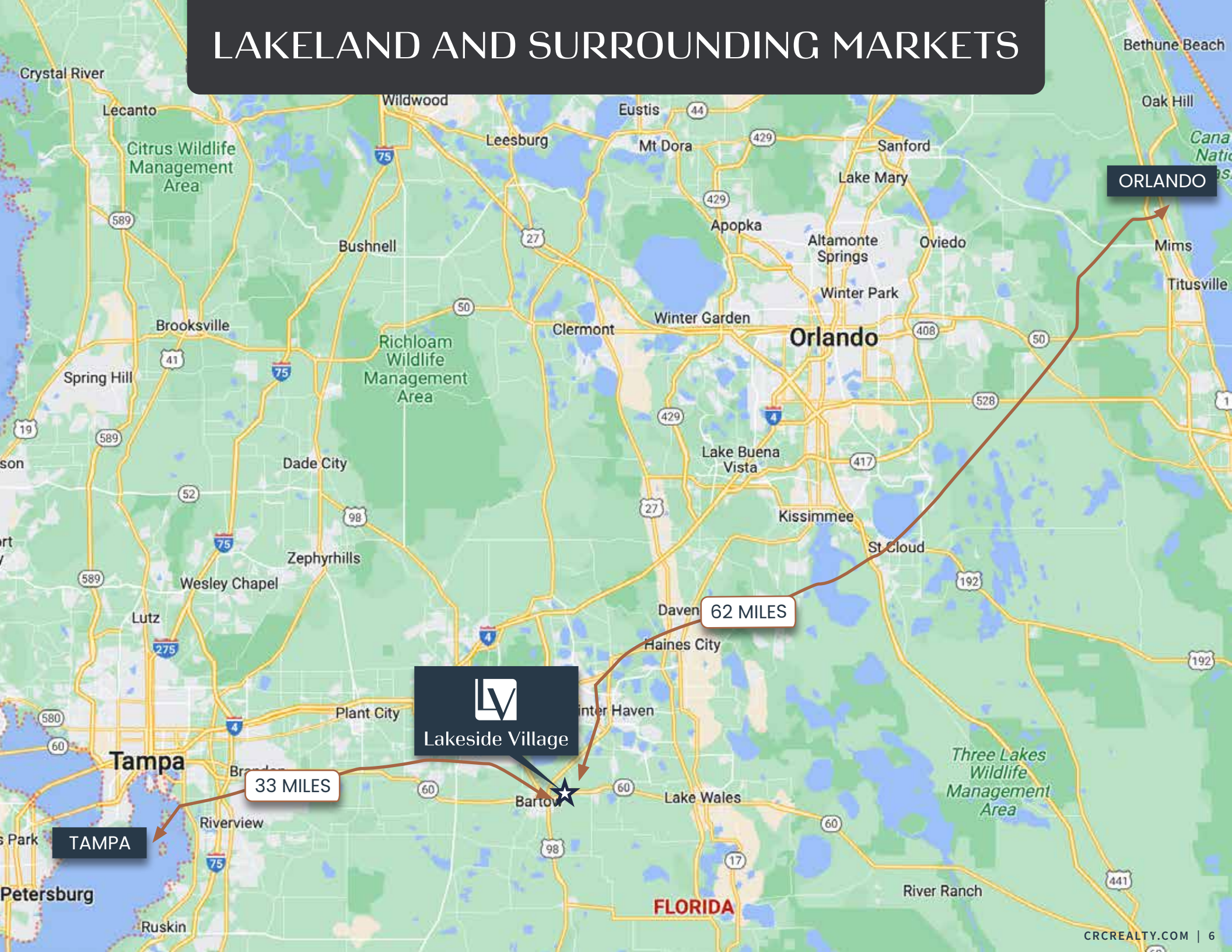
Freddie Mac

30th

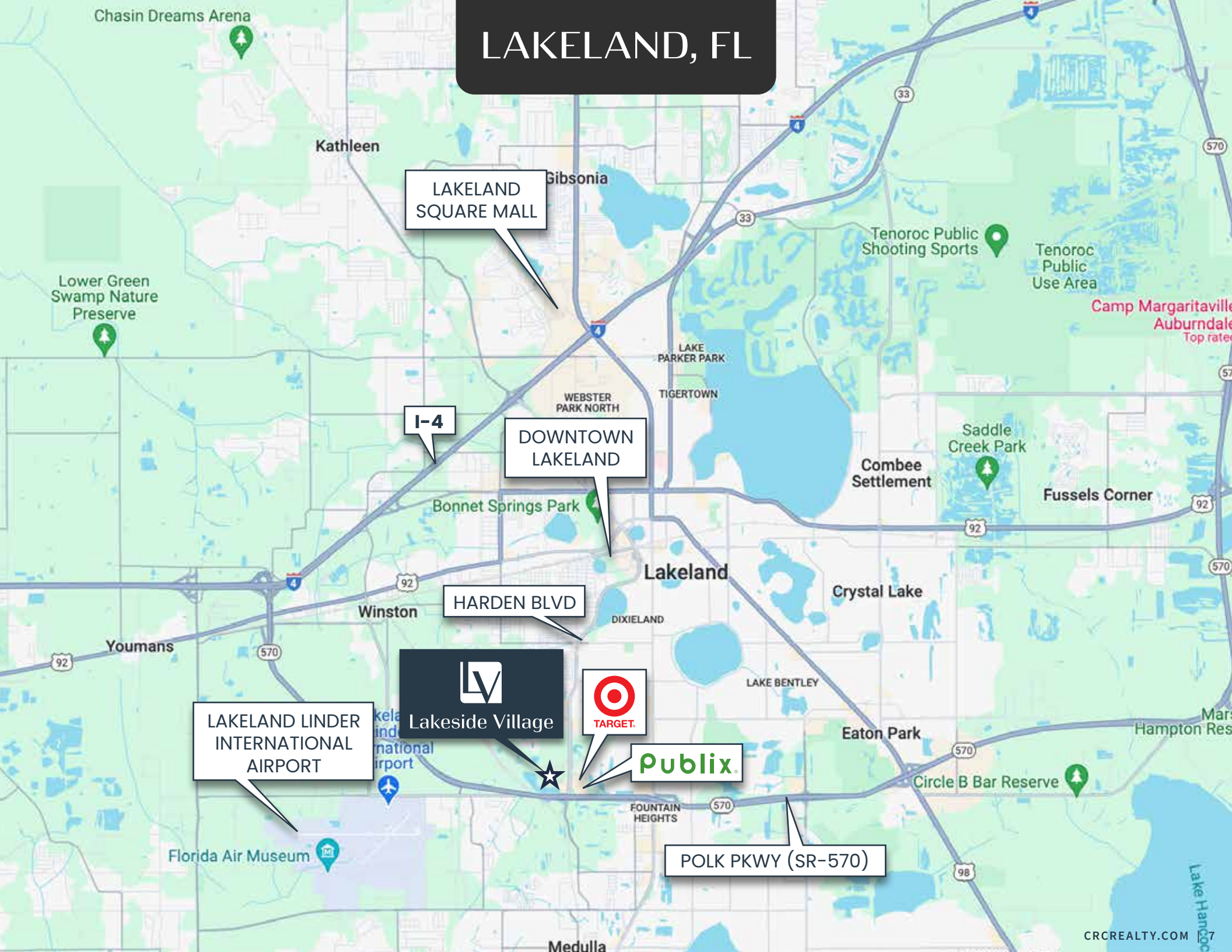
BEST PERFORMING
CITIES

Milken Institue

LAKELAND AND SURROUNDING MARKETS



LAKELAND, FL





NOTABLE TENANTS

belk

NORDSTROM
rack

KOHL'S

BAM!
BOOKS-A-MILLION

J.CREW
FACTORY

carter's®

chico's

VS
VICTORIA'S SECRET

JOURNEYS

francesca's

WOLF GANG
BAKERY & GROOMING

ideal Image®

ANN TAYLOR
LOFT

JOS. A. BANK
- FORMALWEAR -

VERSONA

AT&T

verizon✓

Bath
& Body
Works®

GOLF ETC.®
LAKE LAND

FLEET FEET

sunglass hut

STRETCH LAB

pure barre®

Soma
INTIMATES

PANDORA

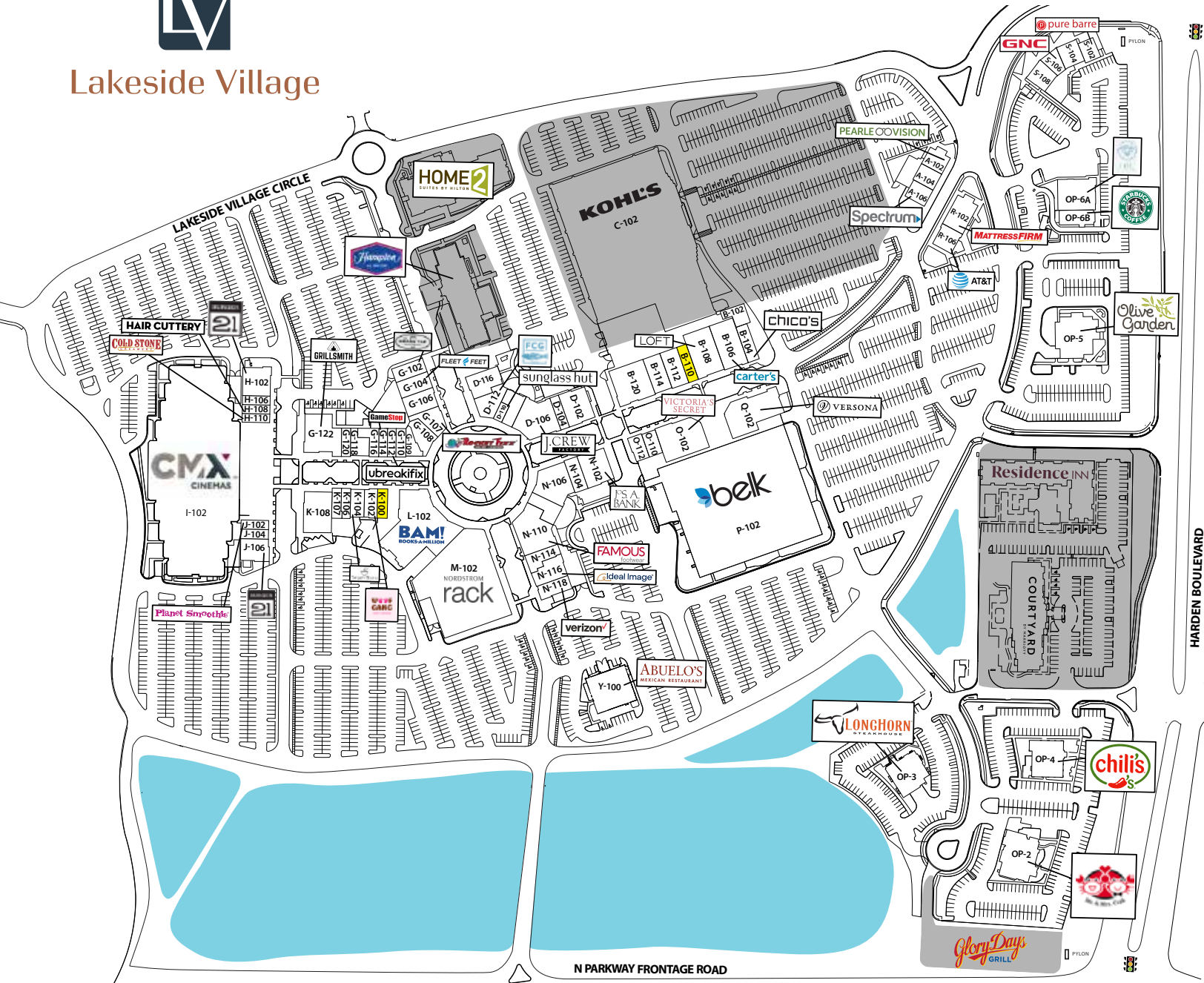


NOTABLE FOOD & BEVERAGE





Lakeside Village



LAKESIDE VILLAGE Lakeland, FL

Suite	Tenant	Area (SF)
A-102	Pearl Vision	
A-104	Heartland Dental	
A-106	Spectrum-Brighthouse	
B-102	HearUSA	
B-104	Chico's	
B-106	Carter's	
B-108	Loft	
B-110	AVAILABLE	1,663
B-112	Bath & Body Works	
B-114	Soma	
B-120	Kirkland's Home	
D-102	Daydreams Spa	
D-104	Daydreams Spa (expansion space)	
D-106	J Crew Factory	
D-110	Sunglass Hut	
D-112	Fish City Grill	
D-116	The Little Gym	
G-102	The Brass Tap	
G-104	Fleet Feet	
G-106	Golf, Etc.	
G-107	Rocket Fizz	
G-108	Journey's	
G-109	Waxing The City	
G-110	Thai Sushi	
G-112	Ubreak iFix	
G-114	Gamestop	
G-116	Revival IV	
G-118	Max's Jewelry	
G-120	Claire's Boutique	
G-122	Grillsmith	
H-102	Burger 21	
H-106	Lee Nails	
H-108	Hair Cuttery	
H-110	Coldstone Creamery	
I-102	CMX Theater	
J-102	Planet Smoothie	
J-104	Pizzeria Valdiano	
J-106	Gaskins Barbecue	
K-100	AVAILABLE	1,362
K-102	Woof Gang Bakery	
K-104	Saigon Bistro	
K-106	Body Bar Pilates	
K-107	Body Bar Pilates	
K-108	K-Pot	
L-102	Books-A-Million	
M-102	Nordstrom Rack	
N-102	Jos. A. Bank	
N-104	Amelia Paige Boutique	
N-106	Miniso	
N-110	Famous Footwear	
N-114	Eravie Studio	
N-116	Ideal Image	
N-118	Verizon Wireless	
O-102	Victoria's Secret	
O-110	Yates & Hagan	
O-112	Pandora	
P-102	Belk	
Q-102	Verona	
R-102	Mattress Firm	
R-106	AT&T Mobility	
S-102	Pure Barre	
S-104	Louis Pappas Market	
S-106	GNC	
S-108	Moe's Southwest Grill	
Y-100	Abuelo's	
OP-2	Mr. and Mrs. Crab	
OP-3	Longhorn Steakhouse	
OP-4	Chili's	
OP-5	Olive Garden	
OP-6A	International Diamond Center	
OP-6B	Starbucks	
TOTAL		408,966

Vacant Separately Owned Outparcel

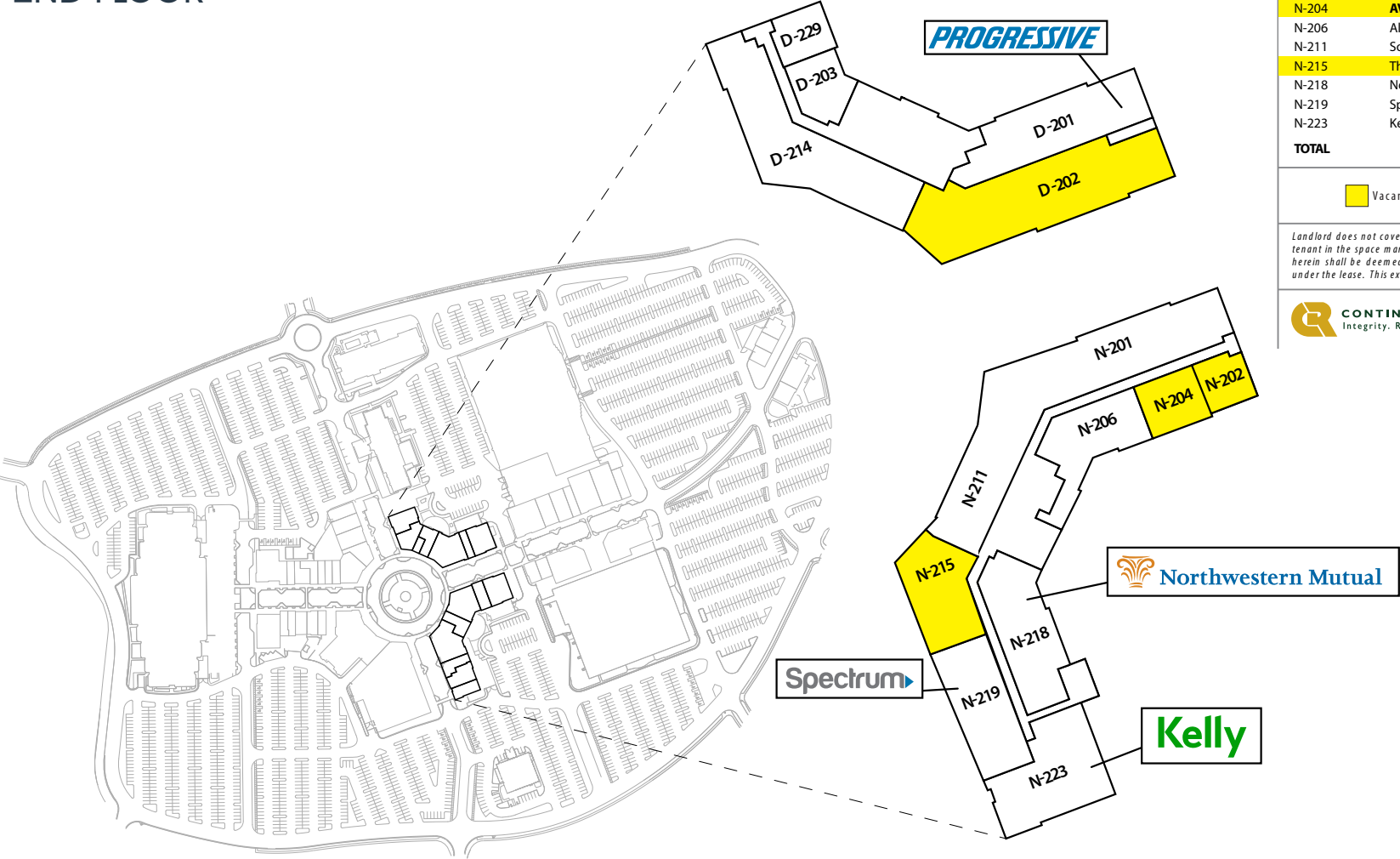
Landlord does not covenant that any occupant indicated herein will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in

CONTINENTAL REALTY CORPORATION
Integrity. Relationship. Results.



Lakeside Village

2ND FLOOR



LAKESIDE VILLAGE		
Lakeland, FL		
Suite	Tenant	Area (SF)
D-201	Progressive	
D-202	AVAILABLE	6,475
D-203	Midwestern Construction	
D-214	Dewberry Engineers	
D-229	Management Office	1,108
N-201	Sola Salons	
N-202	AVAILABLE	1,102
N-204	AVAILABLE	1,383
N-206	Alliance	
N-211	Sola Salons	
N-215	The Ison Law Firm	
N-218	Northwestern Mutual	
N-219	Spectrum Reach	
N-223	Kelly Services	
TOTAL		45,923
Vacant Separately Owned Outparcel		
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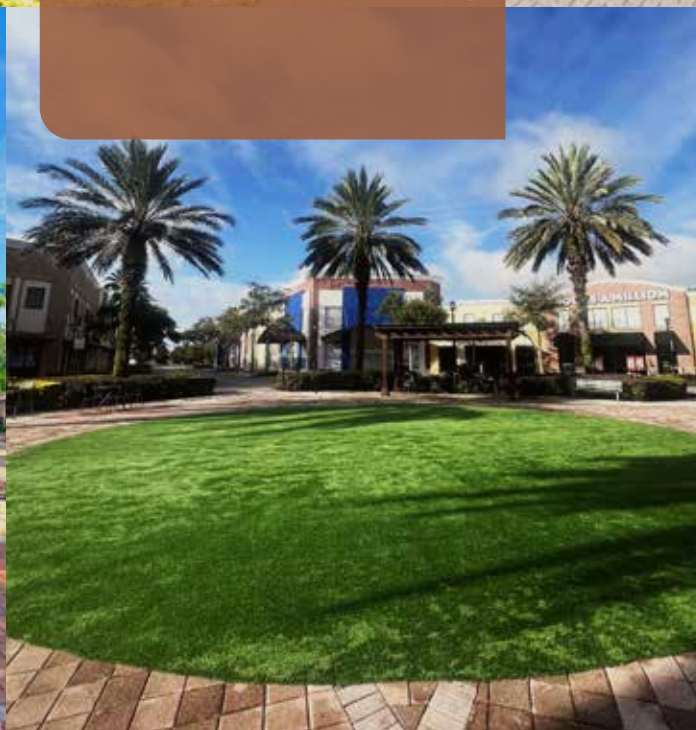




25+
EVENTS ANNUALLY



PROPERTY IMPROVEMENTS





Lakeside Village

1379 Town Center Drive Lakeland, FL 33803

For leasing information,
please contact:



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